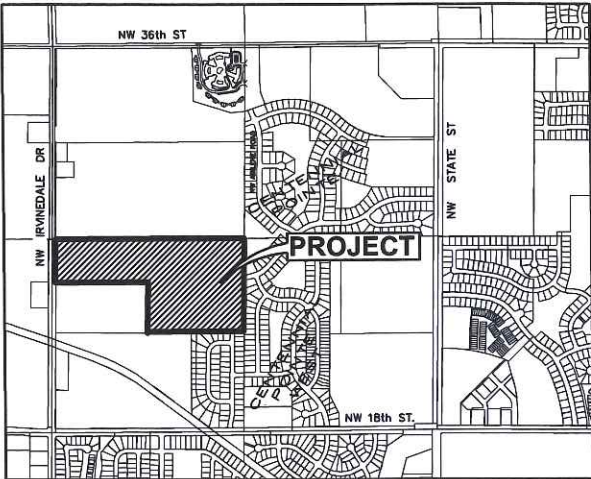


VICINITY MAP



ANKENY, IOWA

OWNER/APPLICANT

JERRY'S HOMES
CONTACT: JAY COWAN
10430 NEW YORK AVE STE C
URBANDALE, IA 50322
PH: (515) 727-0356

ZONING

EXISTING: R-1 ONE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY

REZONING DESCRIPTION - AREA 'A'

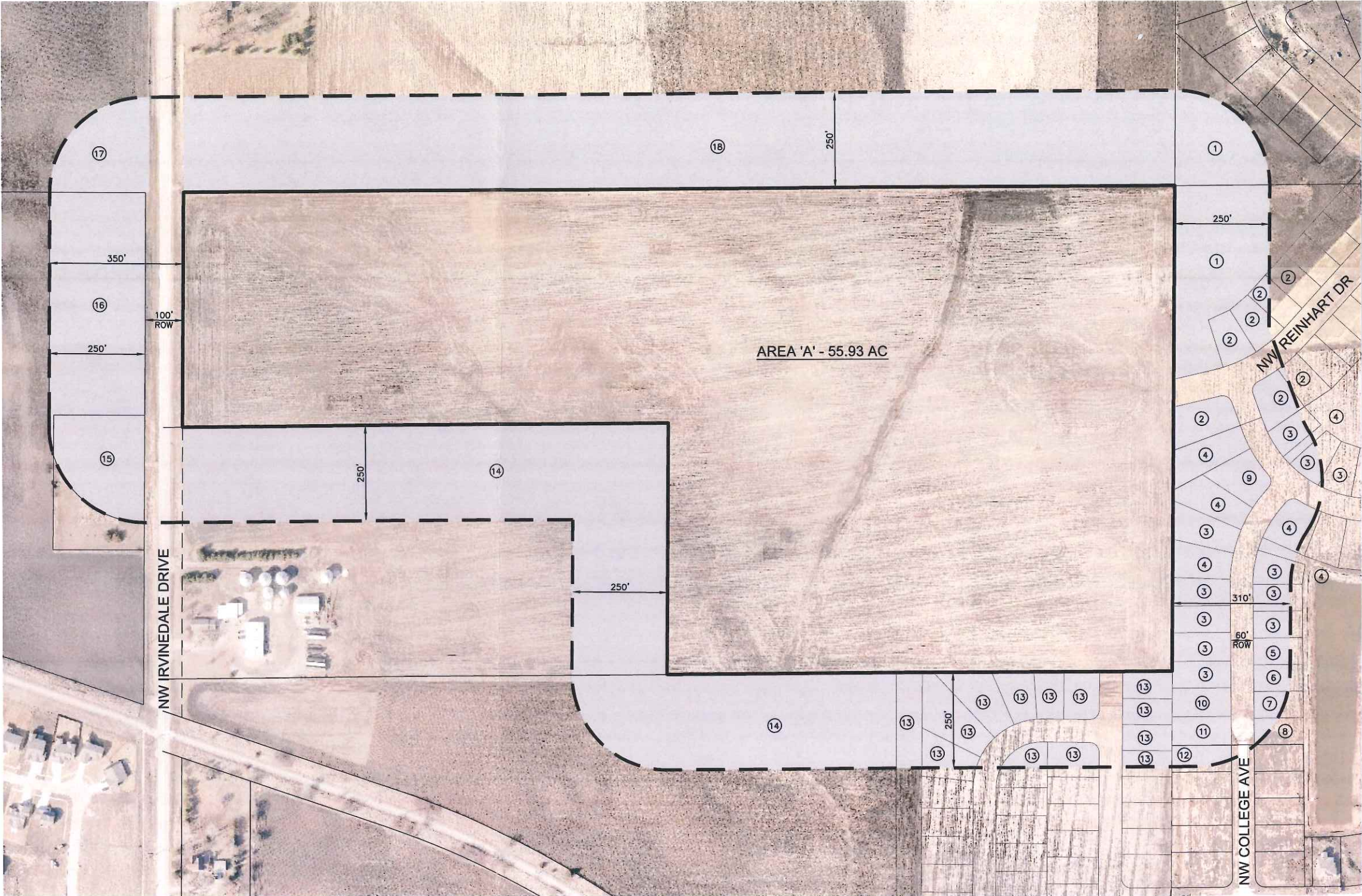
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10; THENCE SOUTH 0°22'07" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, 1271.48 FEET; THENCE SOUTH 89°38'15" WEST, 1322.98 FEET; THENCE NORTH 0°23'36" EAST, 678.81 FEET; THENCE SOUTH 89°38'24" WEST, 1273.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW IRVINEDALE DRIVE; THENCE NORTH 0°21'30" EAST ALONG SAID RIGHT-OF-WAY LINE, 592.71 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°38'22" EAST ALONG SAID NORTHERLY LINE, 2595.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.93 AC (2,436,321 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

		CONSENTING	
1.	CITY OF ANKENY	-	-
2.	CENTENNIAL DEVELOPMENT LC	1.18 AC	2.65%
3.	CLASSIC BUILDERS INC	2.11 AC	4.74%
4.	CLASSIC DEVELOPMENT LLC	1.41 AC	3.16%
5.	ERIC & NANCY LEVERSON	0.16 AC	0.36%
6.	SEAN & CLAIR HUSEMAN	0.15 AC	0.34%
7.	JAMES OLTMANN	0.13 AC	0.29%
8.	LARRY & MARY COOKSLEY	0.06 AC	0.13%
9.	TROY & CHANTAL GRANAHAN	0.33 AC	0.74%
10.	STEVE & AUDREY PINS	0.27 AC	0.61%
11.	JOHN & TRISHA STREYFFELER	0.27 AC	0.61%
12.	TIMOTHY & JENNIFER GRUENISEN	0.19 AC	0.43%
13.	CALIBER IOWA, LLC	3.34 AC	7.50%
14.	CD DEVELOPER LLC	14.22 AC	31.91%
15.	FRYE PROPERTY MANAGEMENT LC	1.28 AC	2.87%
16.	B & W FARMS LLC	3.37 AC	7.56%
17.	DAVID & CHARLENE HARMON	1.19 AC	2.67%
18.	RONALD & LAURA BENJAMIN	14.90 AC	33.44%
TOTAL		44.56 AC	100%
			76.01%

* CITY OF ANKENY OR POLK COUNTY PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.



1311.477

IRVINEDALE SUBDIVISION
REZONING MAP

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CGW
ENGINEER:

DATE

REVISIONS

08/05/16
07/15/16

SECOND SUBMITTAL
FIRST SUBMITTAL